



Portofino Shores Property Owners Association, Inc

Date: Thursday, October 20, 2016

Time: 7:00 PM

Place: Clubhouse

MINUTES OF BOARD OF DIRECTORS MEETING

- I. CALL TO ORDER – Jim Tippmann called the meeting to order at 7 p.m.
- II. ROLL CALL - Present was Jim Tippmann, President; Frank Egidio, Vice President; Al Bishop, Treasurer; Ron Holmes, Secretary; and Beth Delp, Director. . Also present was Annmarie Coniglio, Property Manager.
- III. APPROVAL OF MINUTES: **September 22, 2016.** Al Bishop noted that the sentence referencing a “potential conflict of interest” should be removed from the minutes and after discussions, **Beth Delp motioned approval of the minutes, with Al Bishop’s requested change; Frank Egidio seconded and the motion carried unanimously.**
- IV. REPORT OF OFFICERS– Jim Tippmann gave a brief explanation as to the roadway on Place Lake Drive and the emergency repairs that are being done due to pipe failure under the roadway, which caused the roadway to sag creating a large hole. This work is not totally complete as of yet. Jim also explained the delay in the monument work due to bull ants being found.
- V. MANAGER’S REPORT – Annmarie Coniglio gave the Manager’s Report.
- VI. REPORT OF COMMITTEES
 - ACB – Susi Pelot gave a brief report.
 - Appeals –Al Cinkovic gave a brief report.
 - Entertainment Committee – Barbara Bishop gave a brief report.
 - Neighborhood Watch – Al Cinkovic gave a brief report. There were discussions about how to handle clubhouse hours on the evening of Halloween. Board members were in agreement to extend the guard’s hours to 11pm on that evening.



Screening – Frank Egidio reported that there have been 8 new leases; 7 lease renewals and 1 re-sale since last month’s Board meeting.

VII. OLD BUSINESS

a. Lease at 6005 Santa Margarito – Board members discussed, extensively, the conflict of interest arising from this issue. The attorney has recommended, in order to protect the Board the highest level of ratification (a 2/3 vote of the board of directors). Al Bishop noted that the Lakewood Realty contract is another issue. It was suggested that the lease be handled at this meeting and the management contract be handled at the next meeting given the fact that the Board does not have enough information, tonight, on the management contract to discuss it fully. **Ron Holmes motioned approval of Jim Tippmann’s lease at 6005 Santa Margarito Drive; Frank Egidio seconded and the motion carried 4-1, with Al Bishop dissenting.**

VIII. NEW BUSINESS

a. Suspension of Use – After a brief discussion, **Frank Egidio motioned approval of the suspension of use as noted; Beth Delp seconded and the motion carried unanimously.**

b. Salt Water Pool Conversion – Jim Tippmann began by explaining that he is interested in getting bids for converting the pool to a salt water system. Some of the pros of a salt water system are that it can be less expensive to maintain, the salt is easier on the pipes and other inner-workings, etc. After discussions, **Beth Delp motioned we proceed with getting bids for this work; Frank Egidio seconded and the motion carried unanimously.**

IX. ADJOURNMENT/OPEN DISCUSSION

There being no further business to discuss, the meeting adjourned at 8:10 p.m.

Respectfully submitted,
Annmarie Coniglio, LCAM